



ASSOCIATION NEWSLETTER

December 2, 2008

POOL FACILITIES PROJECTED TO BE COMPLETED AROUND MID MONTH

The pool project was delayed due to construction problems and weather related issues. We hope that the pool can be open within a week or less. Thank you again for your patience.

ANNUAL MEETING SCHEDULED FOR JANUARY 8, 2009

The Annual Membership Meeting is scheduled for **January 8, 2009, at 6:30PM**, at the Goleta Valley Community Center, Room #6. A formal notice/proxy is enclosed. Please plan to attend. Even if you plan to attend, please return your proxy to the Association. A self addressed stamped envelope is included for your convenience. You may also fax your proxy to 805-682-4341. If you plan to sign your proxy over to another person, please make sure the other party is an owner at the Grove.

At this Meeting, there will be an election for the Board. There will be 2 positions available, for 2 year-term each. If you are interested in serving on the Board, please have someone nominate you or you may nominate yourself. (Craig Nicholson & Marco Innocenti's term will be expiring). The Board Election Procedures were mailed out in last month's special newsletter.

BUDGET SENT LAST MONTH / FEES TO REMAIN THE SAME

Last month, you were sent a copy of the Budget with "projected" year-end figures. Sometime in January, you will receive another copy with "actual" year-end totals. As you may recall, the Budget calls for the 2009 monthly fees to remain the same at...

\$380.00

A significant part of the reason for the fees to stay the same is that earlier in the year, the Association received \$103,000+ from a settlement with Forestex, a siding manufacturer.

If you would like to save on stamps, envelopes, and time which takes to send in a check, you may want to consider signing up for the automatic payment plan. If you are interested in this free service, please call 805-569-1121.

ASSOCIATION TO REPAIR PRESSURE REGULATOR & BILL UNIT OWNER

In order to prevent damage to the foundation, seepage to lower units, and wasting of water, the Association will be repairing a leaking pressure regulator if it is not dealt with after a notice is distributed to the unit. All related costs will be passed on to the unit owner.

PARKING REMINDER

Parking is provided for the "Grove" residents and short term (24 hr.) use by their guests.

Assigned parking spaces (covered / numbered) are for the exclusive use by the designated unit resident and their guests.

Park in marked spaces only - one (1) car per space. Parked vehicles must not obstruct adjacent sidewalks or walkways.

No parking along red curbs or other posted "No Parking" areas.

Boats, campers, trailers and other recreational vehicles are prohibited from parking at the Grove.

Vehicles parked at the Grove must display a license plate and current DMV registration stickers (month/year).

Vehicles in unroadworthy condition are prohibited from being parked / stored at the Grove.

Parking in unassigned spaces is limited to 72 hrs. - except in the Phase III main lot, where long term parking is provided for authorized vehicles in compliance with all of the above regulations.

Violators are subject to removal of their vehicles from the Grove property at their own expenses.

DEHUMIDIFIERS SUGGESTED

According to the weather experts, apparently, next year might be a wet year for our area. In order to minimize possible musty smell in your home, especially if you live in a lower unit, you may want to get a few dehumidifiers to extract moisture out of the air. In addition, during the damp months, you may also want to leave a fan or something on to circulate the air. And when you're home, if possible, you may want to leave a door or window open for fresh air.

CALL THE GAS COMPANY TO CHECK ON FURNACE

To beat the rush, you may want to call the Gas Co. to check your furnace. Usually, there is no charge. You can call 1-800-427-2200 and follow the menu or prompt. The Gas Co. will not clean, repair or maintain your furnace unit but they will inspect and if needed, tell you the condition of your unit.

E-MAIL ADDRESS REQUESTED

Many times, E-mailing is the most efficient way of disseminating information. If you have an e-mail address that you would like to give to the Association, please contact James Nguyen at jamesn@bartlein.com. Thank you. Please ignore if you have already responded.

OFFICIAL WEBSITE OF THE GROVE – PLEASE CHECK

The official website address for our Association is <http://EucalyptusGrove.org>. For your convenience, you can find important information and documents (CC&R's, By-Laws, Amendments, Guidelines and other published correspondence) posted there. It is essential that all owners and residents are aware of the rules and regulations. In addition, if you have tenants, you are responsible for making sure they receive copies and understand the rules & regulations. Thank you.

NEW INFORMATION NEEDED

If you have new phone numbers, tenants, or e-mail/mailing address, please notify the Association in writing at the address below. It is important that information is kept current to ensure that all appropriate parties receive newsletters, e-mail or special mailings, and for emergency purposes. In addition, to help you in your dealings with lenders, the Association keeps track of the owners / tenants ratio. Your cooperation is appreciated.

BOARD MEETING SCHEDULED / REQUEST TO BE IN WRITING

The next Homeowners Association "Monthly" Board Meeting is scheduled for December 11, 2008, at 6:30PM. Unless otherwise notified, the meetings are usually held on the 2nd Thursday of the month, at 6:30PM, in the Meeting Room, at Bldg. 7610. All owners are welcome. If you have a specific request for the Board to review, please put it in writing and send it at least 10 days before the meeting (to the address below). The agenda will be posted at the mailbox area or on the website several days before.

FROM THE BOARD OF DIRECTORS AND ALL OF US AT BARTLEIN & COMPANY, INC.,

HAPPY HOLIDAYS!!!

Prepared by: BARTLEIN & COMPANY, INC. (805) 569-1121 FAX (805) 682-4341
3944 State Street, Suite 200
Santa Barbara, CA 93105
Email: JamesN@bartlein.com

 Bartlein
& Company, Inc.